

**Correspondence Between  
Staff and Applicant  
Approval Letter**

## McClay, Doris

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**From:** Steven Voss <steven@vosdesign.us>  
**Sent:** Wednesday, February 13, 2019 12:52 PM  
**To:** McClay, Doris  
**Cc:** Moriarity, Ben; steven@vosdesign.us  
**Subject:** Main St/McNight/1st Street Rezoning

Doris and Ben,

Thank you for your time recently.

As discussed, I would like to express my concern for for these applications for Rezoning. The applicants representative scheduled to meet with me but we cancelled because they were not able to present to us the application plans or other relevant materials. I have not heard from them since. These projects were originally described to me as conversions to "executive rentals" no mention of a rezoning.

When I met with you, we discussed a number of requirements of a typical rezoning that have not been addressed. Once a full rezoning package is on file, and the applicant has presented the project to us, I will review and send you a more formal letter at that time.

I am very much in favor of downtown redevelopment, but there a number of requirements that are not being addressed and or need to be reviewed and understood.

Thank you again!

Steven Voss  
Main Street Place

Sent from my iPad

On Jan 7, 2019, at 4:52 PM, McClay, Doris <[DMcClay@scottsdaleaz.gov](mailto:DMcClay@scottsdaleaz.gov)> wrote:

<mime-attachment.ics>



January 31, 2018

Court Rich  
Rose Law Group  
7144 E. Stetson Drive, #300  
Scottsdale, AZ 85251

RE: 27-ZN-2018  
STR Ventures, LLC  
J8784 (Key Code)

Dear Mr. Rich:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12/28/18. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**Zoning:**

1. The Downtown Zoning district requires a building setback of 20 feet measured from the back of curb (Table 5.3006.C). The existing buildings fronting on E. Main Street are within this required setback. With no changes to the existing buildings, these buildings would become non-conforming with the Downtown zoning and would be subject to the Non-conforming section of the Zoning Ordinance (Section 1.1300).
2. Please demonstrate on the site plan that the building on 7504 E. 1<sup>st</sup> Street is at least 20 feet from the back of curb fronting N. 75<sup>th</sup> Street (Table 5.3006.C). Please demonstrate that the proposed changes to this existing building comply with all Downtown property development standards specifically Section 5.3006.F.1b. For properties with a gross lot area less than 20,000 square feet, the Downtown district under Section 5.3007.B allows requests to the City Council for reductions of setbacks up to 10%. If this reduction is requested, please revise the narrative to include this request and include justification for this request.
3. Please demonstrate on the site plan that the building on E. 7510 E. 1<sup>st</sup> Street is at least 20 feet from the back of curb fronting N. 75<sup>th</sup> Street (Table 5.3006.C) and 25% of the building façade is at this setback (5.3006.F.1b). For properties with a gross lot area less than 20,000 square feet, the Downtown district under Section 5.3007.B states allows requests to the City

Council for reductions of setbacks up to 10%. If this reduction is requested, please revise the narrative to include this request and include justification for this request.

4. ALTA survey was not submitted with the application but was required (Zoning Ordinance Section 1.305). Please submit the ALTA survey with the resubmittal.
5. Please be advised Per SRC 47-80, electric and communications facilities—undergrounding will be required before the issuance of any permits.

Fire:

6. Please demonstrate hydrant spacing, existing and proposed (Fire Ord. 4283, 507.5.1.2) on the site plan.
7. Please demonstrate the location of the Fire Department Connections (Fire Ord. 4283, 912) on the site plan.

**Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

General Plan:

8. The subject site is within a 2001 General Plan-designated, Growth Area. As such, please respond in the revised narrative to General Plan Growth Area Element Goal 1, bullet 3 as well as Old Town Scottsdale Character Area Plan Character & Design policy CD 11.3. The subject site is adjacent to powerlines within the alleyway. With a resubmittal, please provide a response to the policy notes above, and consider undergrounding the powerlines in conjunction with the development request as this would not only benefit the development site, but the adjacent neighborhoods.
9. The General Plan Land Use (Goal 5, Bullet 2), Economic Vitality (Goal 5, bullet 6), Neighborhoods (Goal 4, bullet 7) and Community Mobility (Goal 11, Bullet 10) Elements encourage pedestrian oriented development. Additionally, the Old Town Scottsdale Character Area Plan addresses the importance of the pedestrian environment (Policies Goals CD 5 and M 2; and, Policies CD 1.5, CD 4.1). With a resubmittal, please provide a landscape separated sidewalk along 75<sup>th</sup> Street; please ensure both the hardscape and landscape plans are updated with this site plan change. Separating the sidewalk from curb would not only encourage pedestrian comfort but continue the effort that was implemented through the Main Street Place development (7500 E Main Street) north of the subject site.

Fire:

10. Please demonstrate the location of the Fire Riser room (DS&PM 6-1.504(1)) on the site plan.

Circulation:

11. Please be advised a two (2)-foot alleyway dedication will be required on 7504 E 1<sup>st</sup> Street in accordance with DS&PM 2-1.601. Show this dedication on the site plan.

**Technical Corrections**

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public



hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

12. The zoning case includes four properties. Please clarify in the revised narrative what changes are occurring to the existing structures on each property now or in the immediate future.
13. Please be advised before any permits are issued on either of the two properties fronting on E. Main Street, the lots will be required to be assembled.
14. Provide a trip generation comparison for the existing land use versus the proposed land use.
15. Please be advised if in the future the building is split into multiple dwelling units or rooms used as a travel accommodation additional parking, including ADA accessible space/s may be required.
16. Please revise the plans to include all four properties on one site plan. This site plan shall include the following:
  - a. The irrigation stand pipe on the north west corner of 7504 E 1<sup>st</sup> Street (lot 10) will need to be relocated outside of right of way.
  - b. The alleyway will be required to be milled and repaved.
  - c. The alleyway entrance onto 75<sup>th</sup> Street does not meet current ADA compliance and will need to be replaced.
  - d. Frontages along Main, 75<sup>th</sup> Street and 1<sup>st</sup> Street will be required to be milled and repaved.
  - e. How is refuse being managed for Lot 10? Refuse enclosures are required for each parcel.
  - f. Show and call out the location of the water and sewer mains serving these lots.
  - g. Sidewalks along 75<sup>th</sup> Street, Main Street and 1st Street shall be 8-foot minimum in width.

Fire:

17. Fire sprinklers required with the change of use, please determine type of NFPA 13, 13R, or 13D (sprinkler system to be installed).

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

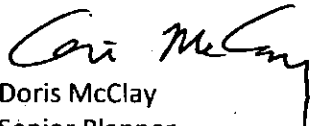
In an effort to get this Zoning District Map Amendments request to a Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

The Planning & Development Services Division has had this application in review for 23 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **1<sup>st</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4214 or at [dmcclay@ScottsdaleAZ.gov](mailto:dmcclay@ScottsdaleAZ.gov).

Sincerely,

  
Doris McClay  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **27-ZN-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each item identified below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy: Revised Narrative for Project
- ☒ One copy: Results of Alta Survey
- ☒ Two copies of the Trip Generation Comparison

☒ Site Plan:

6      24" x 36"      1      11" x 17"      1      8 ½" x 11"



## Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 12/28/18  
Contact Name: COURT RICH  
Firm Name: ROSE LAW GROUP  
Address: 7144 E. STETSON DR #300  
City, State, Zip: SCOTTSDALE, AZ

RE: Application Accepted for Review.

663 - PA - 2018

Dear COURT RICH:

It has been determined that your Development Application for STR VENTURES MANOR  
has been accepted for review. 1st

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

Name: DORIS MCCLAY  
Title: SENIOR PLANNER  
Phone Number: (480) 312 - 4214  
Email Address: Dmcclay @ScottsdaleAZ.gov



## McClay, Doris

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**From:** Jennifer Hall <JHall@roselawgroup.com>  
**Sent:** Wednesday, August 29, 2018 1:58 PM  
**To:** McClay, Doris  
**Cc:** Court Rich; Jennifer Hall; Kayla Bertoldo  
**Subject:** STR Ventures; Parking requirements

Hi Doris,

As we discussed "Travel Accommodations" is not listed in Table 9.103.B Schedule of Parking Requirement in Downtown Area so we use Table 9.103.A below.

**Table 9.103.A. Schedule of Parking Requirements**

Travel accommodations	One (1.25) parking spaces for each one (1) guest room or dwelling unit.
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There is no definition for *Guest Room* in the ZO; however, *Dwelling unit* shall mean one (1) or more rooms in a dwelling designed for occupancy by one (1) family for living purposes and having its own cooking and sanitary facilities. Throughout the Ordinance, it seems obvious that they use the term Guest Room when referring to Travel Accommodations such as Hotels/Resorts. However, as you know, our clients are proposing a dwelling unit designed for one family at a time on each property.

It is fair and reasonable to conclude that the required parking calculation for our client's proposed use be 1.25 spaces per dwelling unit. I think they were planning on having 2 spaces per property. Please confirm that this is acceptable and thanks!

Jennifer Hall  
Senior Project Manager



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Scottsdale, Arizona 85251  
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